



**BLACKHEATH VILLAGE, BLACKHEATH, SE3 9SZ**  
**OIEO £550,000 LEASEHOLD**

**AN IMPRESSIVE AND VERY LARGE, THREE DOUBLE APARTMENT WITH DIRECT ACCESS TO A PRIVATE TERRACE FOUND ON THE TOP (THIRD FLOOR WITH A LIFT) FLOOR OF THIS POPULAR ART DECO BLOCK LOCATED ON THE DOORSTEP OF BLACKHEATH VILLAGE AND STATION.**

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## DESCRIPTION:

The accommodation spans 886 sq.ft and comprises; a spacious entrance hall, a large 19'3 x 11'6 reception room with direct access to a large private terrace and a separate and stunning modern kitchen breakfast room. There are three very generous double bedrooms all tastefully decorated with new carpets and a gorgeous luxury bathroom separate walk-in shower and bath and underfloor heating with feature floor tiles. The property has been extensively refurbished to a very high standard and is in excellent decorative order throughout. Further features are a long lease of 140 years, and a communal terrace at the rear in addition to communal gardens.

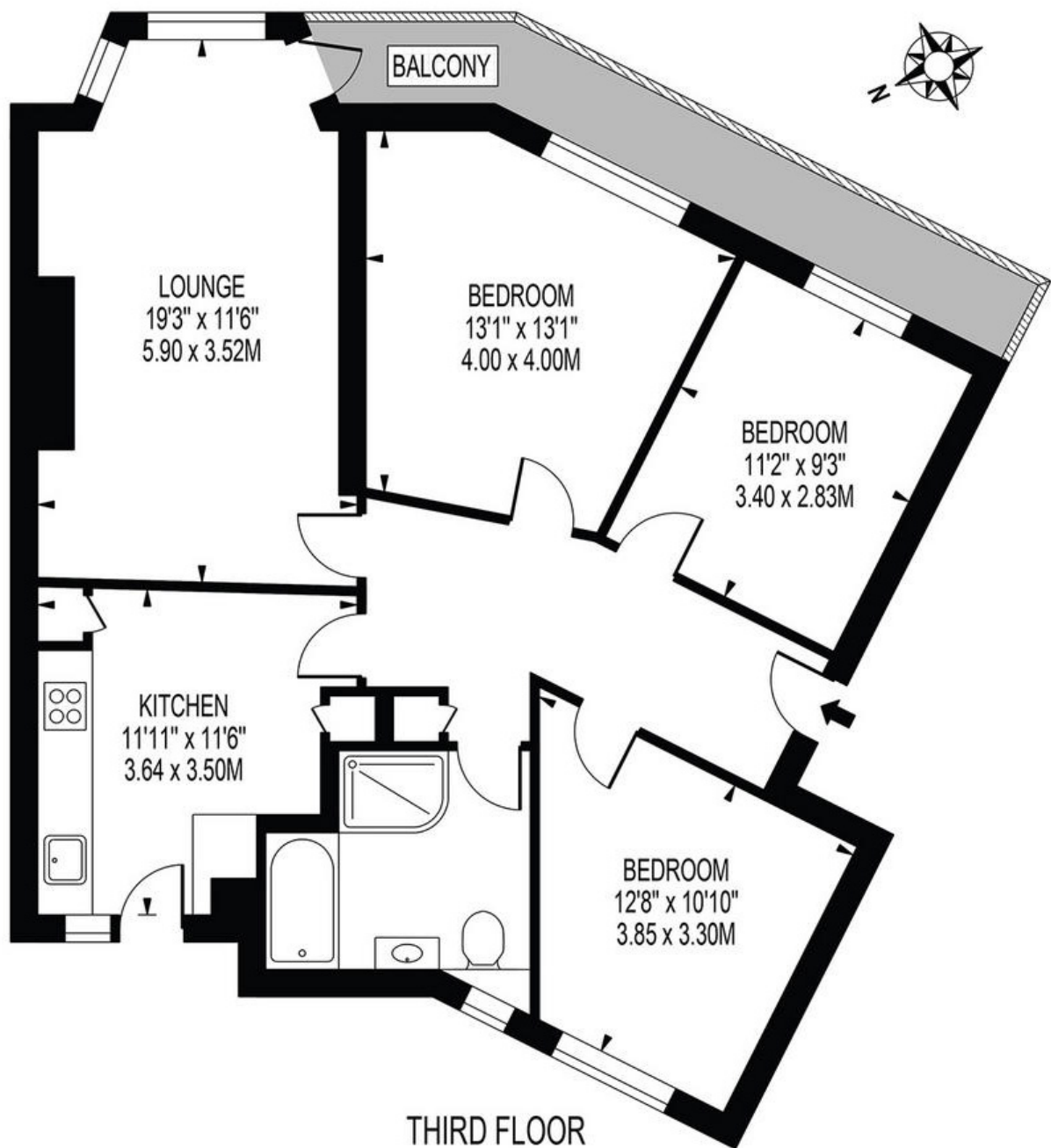
This is a wonderful apartment and is sold chain free. Viewing is highly recommended. Video tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Selwyn Court is a highly sought after and outstanding location in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 900 metres away with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark ' the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.95 miles Lewisham) bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike. Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.5 miles) and Eltham College (2.5 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.









**APPROXIMATE GROSS INTERNAL FLOOR AREA: 886 SQ FT - 82.33 SQ M**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			

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